



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 5 Balaka Street, CAPEL SOUND 3940

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$499,000 -  
\$544,500**

### Median sale price

Median **House** for **CAPEL SOUND** for period **May 2017 - Aug 2017**  
Sourced from **Property Data**.

**\$551,350**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**10 Cootamundra Avenue,** Price **\$560,000** Sold 18 May 2017  
Capel Sound 3940

**75 Cootamundra Avenue,** Price **\$520,000** Sold 15 April 2017  
Capel Sound 3940

**62 Balaka Court,** Price **\$570,000** Sold 18 August 2017  
Capel Sound 3940

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

### Contact agents

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